

HONEYTREE TOWNHOUSE IMPROVEMENT ASSOCIATION

Board of Directors

Minutes of BOARD MEETING

February 4, 2025

Minutes of the Board of Directors meeting of the Honeytree Townhouse Improvement Association, Romeoville, IL, held at the Clubhouse and via TEAMS, in Romeoville, IL, at 7:40 PM on February 4, 2025.

I. CALL TO ORDER

Board President Lorenzo Lampignano called the meeting to order at 7:40pm.

II. ROLL CALL OF OFFICERS

Board members present are as follows:

Marian Zukowski, Vice President, Present

Lorenzo Lampignano, President, Present

Felix McGee-Dinon, Treasurer, Present

Dan Survillas, Member at Large, Present

Patty Ross, Member at Large, Present

Carol Kopca, Member at Large, Present on Teams

Others present are as follows (representatives such as HOA manager or attorney):

Dale Lojas, Office Manager, Present

Board members absent are as follows:

Aaron Torres, Secretary, Absent

III. PETITIONS FROM PUBLIC

*homeowner had problems accessing Teams, Corrected by Marian

*** homeowner requested to move petitions from public to beginning of meeting. Board discussed and approved.**

IV. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

Motion to approve the minutes of the December 4, 2024 Board Meeting. Motion seconded. Motion passed.

Motion to approve the minutes of the November 7, 2024 Board Meeting. Motion seconded. Motion passed.

Motion to approve the minutes of the January 7, 2025 Board Meeting. Motion seconded. Motion passed.

V. PRESIDENTS REPORT

Lorenzo is asking for more participation and attendance from Board members regarding Social Events, and pre/post walks from Clubhouse rentals.

VI. FINANCIAL REPORT

Felix gave the treasurer's report at.

A. Operating Fund:	\$ 80,865.58
B. Reserve Fund:	\$ 97,673.62
C. Petty Cash:	\$ 17.40
D. Late Fees charged for January:	\$ 675.00
E. Social Committee Fund:	\$ 9,980.52

F. Total Delinquencies as of 1/31/2025 \$ 52,663.10

VII. MANAGER'S REPORT

Dale Lojas gave the manager's report.

- G. Work is complete on the following projects:
 - a. Workers Comp. Audit is Completed

- b. 1099's and W2's sent out
- c. Income tax forms filed from Accountant
- H. In process of sending out our own 30-day letters to delinquent accounts prior to sending to Attorney for collections.
- I. Still Reconciling January Bank Statements.
- J. Working on Newsletter
- K. No word from Chicagoland Pool Management re: pool tile repair.
- L. Currently have 4 homes in collections that are in process of selling, we will receive payment in full at closing.
- M. Contacting Attorney regarding Compliance Declaration Update, what is it, how much will it cost. To be discussed at March meeting.

VIII. COMMITTEE REPORTS

N. **Architectural Control Committee Report**

Patty Ross gave the ACC report.

Looking forward to starting this years ACC walks. Is still looking for volunteers to help with the walks. Architectural Committee will have a meeting prior to starting walks, meeting date/time TBD.

Motion to approve ACC report. Motion Seconded. ACC report approved.

O. **Social Committee Report**

Lorenzo Lampignano gave the Social Committee report in lieu of Jaclyn Lampignano.

Social Committee is planning for St. Patricks Day events for Children on March 19 and also an Adult event on March 20.

Motion to approve Social Committee report. Motion Seconded. Social Committee report approved.

IX. OLD BUSINESS

- P. **9-1-24: Pool Tile repair for after 2025 Season.** The Board discussed and approved a proposal by Water Watchers to repair and install leaking tiles around pool at the cost of \$12,391.50. this will be paid from the credit on our account from 2024 season. Water Watchers to contact American Leak Detection for proposal to repair leaking water jet.
- Q. **9-2-24: Staffing of Office:** The Board discussed and approved increasing Dale's hours to 34 hours as well as increase in pay. The Board also discussed and approved hiring a second P/T person for 20-26 hours per week with hours set for Monday 9-3, Tuesday 9-1 Thursday 2-8p and Saturday 9-3.
- R. **1-8-25: Loan Repayment plan.** The Board Discussed and approved 32-month payment plan on Pool Deck loan to pay one-time payment of \$50,000.00 and \$5,000.00 monthly

X. NEW BUSINESS

No new business

XI. NEXT MEETING DATE

The next monthly Board of Directors meeting will be held on March 11, 2025 at 6:30pm in Clubhouse and on TEAMS.

The Board meeting was adjourned at 9:08pm